

The 24th January, 1974

No. 1514/2L.—Whereas the Governor of Haryana is satisfied that land specified below is needed urgently by the Government, at public expense, namely, for providing pushta along Sorra Distributary from R.D 63041 to 66500, R.D 67100 to 67900, R.D 68500 to 68800 and R.D 70700 to 71700 in village Singhani in tehsil Loharu, district Bhiwani for which a notification has been issued sub-section (4) of section 17 read with clause (c) of sub-section (2) of section 17 of the said act and published,—*vide* Haryana Government Notification No. Nil dated 12th November, 1973 in Haryana Government Gazette Part I, it is hereby declared that the land described in the specification below is required urgently for the above purpose.

This declaration is made under the provisions of section 6 of the Land Acquisition Act, 1894, for the information of all to whom it may concern.

The plans of the land may be inspected in the offices of the Land Acquisition Collector, Public Works Department, Irrigation Branch, Ambala and the Executive Engineer, Loharu Canal Division No. II, Dadri.

SPECIFICATIONS

District	Tehsil	Village	Area in acres	Boundary
Bhiwani	Loharu	Singhani	2.47	A strip of land measuring 3459 feet, 800 feet, 300 feet, and 1000 feet in length varying in widths lying generally in the direction from south to north, west and then turn to west thereafter to north-west as demarcated at site and as shown on the plan passing through the khasra numbers as per statement below.

Statement showing khasra numbers under which land proposed to be acquired for providing pushta along Sorra Distributary from RD 63041 to 66500, RD 67100 to 67900, RD 68500 to 68800 and RD 70700 to 71700 in village Singhani in tehsil Loharu, district Bhiwani.

Serial No.	Village	Tehsil	District	Hadbast Number	Part Khasra Number
1.	Singhani	Loharu	Bhiwani	40	832 706, ———, 708, 711, 709, 704, 697, 707 695, 694, 693, 683, 684, 686, 661, 641, 642, 638, 637, 619, 603, 602, 918 ———, 547, 550, 549, 548, 543, 542, 563 541

(Sd.) . . .

Superintending Engineer,
Loharu Canal Circle, Rohtak.

TOWN AND COUNTRY PLANNING DEPARTMENT

The 26th May, 1973

No. 1286-2TCP-73/12257.—With reference to Haryana Government notification No. 8172-VDP-72/3848, dated 14th August, 1972, published in Haryana Government Gazette, dated 5th September, 1972, and in exercise of the powers conferred by sub-section (7) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the final Development Plan along with the restrictions and conditions applicable to the controlled areas covered by it (given in Annexure A & B to the Development Plan) for the additional controlled Area around Municipal Town of Sonapat (near Murthal Junction).

DRAWINGS

- (1) Existing Land use Plan Drawing No. STP(H)-1576-A/71. (See page No. 171 for map)
- (2) Development Plan, Drawing No. STP(P)/106/73. (See page No. 172 for map)

ANNEXURE 'A'

Explanatory note on the Development Plan of additional controlled area around Municipal Town, Sonapat

INTRODUCTION

The amended Development Plan, for Sonapat Part I and II was published in the Haryana Government Gazette, dated 13th November, 1969 in which an area of about 320 acres near Murthal Junction was earmarked for industrial use because of its vulnerable location and nearness to Delhi. Out of this area about 236 acres of land has already been acquired, carved out into plots and is in the process of development. Most of plots have already been allotted but still there is a great demand for industrial plots in this area on account of its close proximity to Delhi and because of vulnerable location in relation to communication network.

The Government, therefore, has decided to develop more land for industrial use. The land on the north of Sonapat-Murthal road near Murthal junction has been considered most suitable because a part of this land is covered by the Murthal Jungle and is non-productive but is very much potential and suitable for the location of the industries. This area,—*vide* notification No. 13201-VDP-71/5801, dated 21st December, 1971, published in the Haryana Government Gazette, dated 18th January, 1972, was declared as a Controlled Area under section (1)(a) of section 4 of the Punjab Sheded Roads and Controlled Areas—Restriction of Unregulated Development Act, 1963.

EXISTING LAND USE

Part of the land within the Controlled Area is under the agricultural use and part is under Murthal Jungle. Except for local depression at few places, the land is fairly level with a gentle slope from north-west to south-east.

PROPOSAL

The total land in the Controlled Area is approximately 598 acres out of which 513 acres is proposed to be utilised for industrial use. The remaining area has been zoned for green-belt and as a rural zone. The provision of land uses in Development Plan of Controlled Area is as under :—

	Acres
(i) Industrial	513
(ii) Communication Zone (including existing G.T. Road)	69
(iii) Rural Zone	16

INDUSTRIES

The area on the west of G.T. Road up to distributary has been zoned for industrial use. The industrial use has been separated by 500 feet wide green belt so as to segregate the proposed urbanisation from the traffic hazards of National Highway.

COMMUNICATION ZONE

Communication Zone 500 feet width has been earmarked on both sides of G.T. Roads. This Communication Zone is in continuation of the 500 feet,—*vide* communication zone proposed in the Development Plan, for Sonapat controlled area, Part I and II published in the Haryana Government Gazette of 18th March, 1969 and amended,—*vide* Haryana Government Gazette notification No. 1920-2TCP-73/14602, dated 8th May, 1973, published in the Haryana Government Gazette (Extraordinary), dated 15th May, 1973.

RURAL ZONE

The rest of the area, except the area under the existing G.T. Road, has been zoned as a "Rural Zone". This Zone would, however, not eliminate the essential building development within it and other ancillary facilities necessary for the maintenance and improvement of this rural area. The allied ancillary uses permitted within this zone has been described in detail in annexure 'B', i.e. under Zoning Regulation.

ZONING REGULATION

The legal sanctity to the proposals regarding land use is being given effect to by a set of zoning regulations which form part of this Development Plan. These regulations will govern the change of land use and standards of development. They also detail out allied and ancillary uses and stipulate that all development and change of land use shall be in accordance with the details shown in the layout plan of this area to guide the development and enforce proper control.

ANNEXURE 'B'

ZONING REGULATIONS GOVERNING

Uses and development of land in the Additional Controlled Area around the Municipal Town, Sonapat, as shown in Drawing No. STP(P)/106/73, dated 25th January, 1973.

I. *General*.—(1) These Zoning Regulations forming part of the Development Plan for the Additional Controlled Area around the Municipal Town, Sonapat, shall be called Zoning Regulations of the Development Plan for the Additional Controlled Area round the Municipal Town, Sonapat.

(2) The requirements of these regulations shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, and the rules framed thereunder.

II. *Definitions*.—In these regulations—

- (a) "Approved" means approved under the rules.
- (b) "Building Rules" means Rules contained in Part VII of Rules.
- (c) "Drawing" means drawing No. STP (P)/106/73, dated 25th January, 1973.
- (d) "Light Industry" means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power and other means except solid fuel.
- (e) "Local Service Industry" means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, crated water, atta chakies with power, laundry, dry-cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of household utensils, shoe-making and repairing, fuel depots, etc., provided that no solid fuel is used in them.
- (f) "Material Date" means the 18th January, 1972, in respect of lands within the controlled area notified under sub-section (1) of section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963,—*vide* Haryana Government notification No. 13201-VDP-71/5801, dated 21st December, 1971, appearing in *Haryana Government Gazette* of 18th January, 1972.
- (g) "Medium Industry" means all industries other than light industry and local service industry and not emitting obnoxious or injurious fumes and odours.
- (h) "Non-conforming use" in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development Plan.
- (i) "Public Utility Buildings" means any building required for running of public utility services, such as water-supply, drainage, electricity, Post and Telegraph and Transport and for any Municipal services including a fire-station.
- (j) "Rules" means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.
- (k) "Site Coverage" means the ratio expressed in percentage between the area covered by the ground floor of a building and the area of the site.
- (l) The term "Act" "Colony", "Coloniser", "Development Plan", "Sector" and "Sector Plans" shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.

- (m) In case of doubt, any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

III. MAJOR LAND USES/ZONES

For purposes of these regulations, the several parts of the controlled area indicated on the drawing shall be reserved for the following major land uses and be designated as under :—

- (i) Industrial Zone.
- (ii) Rural Zone.

IV. DETAILED LAND USES WITHIN MAJOR USES

Main, ancillary and allied uses, which subject to other requirements of these regulations and of these rules may be permitted in the respective major land use zones, are listed in Appendix "A" sub-joined to these regulations.

V. DEVELOPMENT TO CONFORM LAYOUT PLAN AND ZONING PLAN

No land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the layout plan and zoning plan.

VI. INDIVIDUAL SITES TO FORM PART OF APPROVED LAYOUT OR ZONING PLAN

No permission for erection or re-erection of building on a plot shall be given unless—

- (i) the plot forms a part of an approved colony/layout or the plot is such for which relaxation has been granted under Clause IX.
- (ii) the plot is accessible through a road laid out and constructed up to the situation of the plot to the satisfaction of the Director.

VII. SITE COVERAGE AND HEIGHT OF BUILDINGS

Site coverage and height up to which buildings may be erected within independent industrial plots, shall be according to the provisions contained in chapter VII of the Rules. In the case of other categories the maximum site coverage and the floor area ratio shall be subject to architectural control, as may be imposed under Regulation X.

VIII. BUILDING LINES IN FRONT SIDE AND REAR

These shall be provided in accordance with rules 51, 52 and 53.

IX. RELAXATIONS

In the case of any land lying in Rural Zone Government may relax the provisions of this Development Plan for use of land as an individual industrial site (as distinct from an industrial colony), provided that—

- (i) the land was purchased prior to the material date;
- (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone;
- (iii) the owner of the land undertakes to pay to the Director as determined by him the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent;
- (iv) the owner of the land secures permission for building as required under the rules.

Explanation.—The word "Purchase" in this regulation shall mean acquisition of full propriety rights and no lesser title such as agreement to purchase etc.

X. FARM HOUSES

A farm house in rural zone outside abadi deh of village may be allowed where the agricultural land attached, exceeds 0.4 hectares on the following conditions :—

Size of Farm	Maximum coverage of farm house	Maximum height storey
0.4 to 1.2 hectares	.. 45 sq. metres	Single storey 6 metres
Above 1.2 hectares	.. 135 sq. metres	Ditto

Minimum set back for dwelling which shall be —

- (a) 15 M. from any boundary line of propriety ;
- (b) 30 M. from any village road ;
- (c) 60 M. from any State road connecting the town ;
- (d) 300 M. from any National Highway and Scheduled Roads ;
- (e) 400 M. from any by-pass.

RELAXATION OF DEVELOPMENT PLAN

Government may in cases of hardships or with a view to save any structures constructed before the material date relax any of the provisions of the Development Plan on principles of equity and justice on payment of such development charges and on such conditions as it may deem fit to impose.

APPENDIX 'A'**I. Industrial Zone :—**

- (1) Light and Medium Industry
- (2) Local Service Industry
- (3) Warehousing and storage

- (4) Public utility buildings, community, recreative and social buildings, retail shops

- (5) Parking, loading and unloading areas

- (6) Bus stops, taxi, tonga and rickshaw stands

- (7) Petrol filling station and service garages

II. Rural Zones :—

- (1) Agricultural, Horticultural, Dairy and Poultry Farming

- (2) Village houses within abadi deh

- (3) Farm houses outside abadi deh subject to restrictions as laid down in regulations

- (4) Milk chilling stations and pasteurization plants

- (5) Expansion of existing villages contiguous to abadi deh if undertaken under a project approved or sponsored by the Central or State Government

- (6) Bus and Railway Stations

- (7) Airports with necessary buildings

- (8) Wireless Station

- (9) Weather Stations

- (10) Hydro-electric transmission lines and poles

- (11) Land drainage, irrigation and hydro-electric works

- (12) Cremation and burial grounds

- (13) Mining and extraction operations including lime brick kilns, stone quarries and crushing subject to rules and at approved sites

- (14) Petrol filling stations/service stations

- (15) Any other use which Government may in public interest decide

As required for the local needs of the area and as per sites shown in the sector plans and/or on the approved plan of the colony

At approved sites and with special permission of the Director

III. Communication zone :

- | | |
|---|--|
| (1) Agricultural and Horticultural | .. Excluding erection, re-erection or extension of any building or structure |
| (2) Petrol filling stations | } At approved sites only |
| (3) Bus queue shelters | |
| (4) Hydro-electric transmission lines and poles | .. Only lines |

P. L. CHHABRA, Commissioner and Secy.

TRANSPORT DEPARTMENT

The 14th November, 1973

No. Bld. 105/W/7473/CA4/C.—Whereas the Governor of Haryana is satisfied that the land specified below is needed by the Government, at public expense, for a public purpose, namely, for the construction of Haryana Roadways General Bus Stand-cum-Workshop at Narnaul, tehsil Narnaul, district Mohindergarh, for which notification No. 4519-3T-72/16945, dated the 1st May, 1972, under section 4 of the Land Acquisition Act, 1894, has been published, it is hereby declared that the land described in the specifications below is needed for the above purpose.

This declaration is made under the provisions of section 6 of the Land Acquisition Act, 1894, for the information of all to whom it may concern.

The plan of the land may be inspected in the offices of the Land Acquisition Collector, Narnaul, and Collector Mohindergarh District.

SPECIFICATIONS

District	Tehsil	Locality	Khasra No.	Area	
				Bighas	Biswas
Mohindergarh	Narnaul	Narnaul	2042/1	0	7
			2042/2	0	3
			2043	0	19
			2044	0	19
			2045	0	5
			2046/1	1	3
			2046/2	0	3
			2047	0	7
			2048	0	3
			2049	0	3
			2050	0	2
			2051	0	1
			2052	0	2
			2053	0	18
			2054	1	0
			2060/1/2	1	19
			2/2	0	5
			2060/1/1	0	2
			2061	0	2
			2062	0	2
			Total	9	3 (Nine bighas and three biswas)

(Total area 5 acres 5 kanals and 15 marlas)

S. D. BHAMBRI, Secy.

498

BOUNDARY OF THE CONTROLLED AREA
ALREADY NOTIFIED VIDE GOVT GAZETTE
NOTIFICATION NO 3201-VDP-71/5801, DT-21.12.71

BOUNDARY OF THE CONTROLLED AREA
ALREADY NOTIFIED VIDE GOVT GAZ
NOTIFICATION NO 2366-2 TCP - 64/24048 D 239.64.

ABADI DEH

RAILWAY LINE

ROADS

KATCHA RASITAS

MUNICIPAL LIMITS

DISTRIBUTORY / MINOR / DRAIN

EXISTING LAND USE PLAN FOR
CONTROLLED AREA (NEAR MURTHAL JUNCTION)

DRAWING NO. S.T.P (H) 1576 A/71.

Gupta
TRACED BY

ASST TOWN PLANNER

Sd
DIVNL TOWN PLANNER

SENIOR TOWN PLANNER

HR. CHANDIGARH.

DIRECTOR

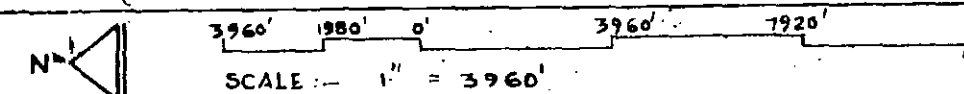
TOWN & COUNTRY PLANNING HR.

501

499

T O N E P A T

FINAL DEVELOPMENT PLAN FOR THE ADDITIONAL CONTROLLED AREA AROUND MUNICIPAL TOWN OF SONEPAT (NEAR MURTHAL JUNCTION)



EXISTING FEATURES:-

BOUNDARY OF CONTROLLED AREA ALREADY NOTIFIED VIDE GOVT. NOTIFICATION NO. 2366 TCP-64/24048 DATED 23.9.64.

BOUNDARY OF THE CONTROLLED AREA ALREADY NOTIFIED VIDE GOVT. GAZETTE NOTIFICATION NO. 13201-VDP-71/5801, DATED 21.12.71.

ROADS:-

KATCHA RASTAS

DISTRIBUTORY / MINOR / DRAIN

ABADI DEH

PROPOSALS:-

INDUSTRIAL ZONE

COMMUNICATION ZONE

RURAL ZONE

OFFICE OF THE SENIOR TOWN PLANNER, PANCHKULA, CHD (HR)

DRG. NO. S.T.P. (P) 106/73

DATED 25.1.73

P. Vohra
DRAWN BY

sd/
D. N. AGGARWAL
PLANNING ASSTT.

sd/
(M. R. TAYAL)
B.Arch,
ASSTT TOWN PLANNER

[Signature]
(D. N. JUNEJA)
A.I.A., A.I.T.P.
DRIFTHAL TOWN PLANNER

[Signature]
S. P. Vohra
(S.P. VOHRA)
DIP.T.P., F.T.P.I. (LOND.)
F.I.T.P. (INDIA)
SENIOR TOWN PLANNER

[Signature]
R. S. MANN
DIRECTOR TOWN & COUNTRY PLANNING (HR)

(13015/CS(H) Govt. Press Chd. En

